



Winchester Town Advisory Board

April 10, 2018

MINUTES

Board Members:	Kenneth Dayton – Chair – PRESENT Judith Perez – Vice Chair – EXCUSED Robert O. Mikes, Jr. – PRESENT	John Delibos – PRESENT
Secretary:	Stephanie Hicks (707) 410-9405 s.hicks58@yahoo.com	
Town Liaison:	Tamara Williams (702) 455-0560 TGW@ClarkCountyNV.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:00 p.m.

- II. Public Comment
None

- III. Approval of March 13, 2018 Minutes

Moved by: Kenneth Dayton

Action: Approved subject minutes as recommended

Vote: 3-0/ Unanimous

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., & John Delibos

Voting Nay: None

- IV. Approval of Agenda for April 10, 2018

Moved by: Kenneth Dayton

Action: Approved subject minutes as recommended

Vote: 3-0/ Unanimous

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., & John Delibos

Voting Nay: None

- V. Informational Items

1. Announcement of upcoming neighborhood meetings and County or community meetings and events. (For discussion)
Blinds for county meetings will be here June 30th

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

VI. Planning & Zoning

1. **UC-18-0166-RICCIO, CLAIRISSA:**

USE PERMITS for the following: **1)** allow an existing accessory structure to not be architecturally compatible with the existing principal building (single family residence); and **2)** waive all applicable design standards for the existing accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation between the existing principal building and an existing accessory structure; and **2)** reduce setback for an existing accessory structure in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Raindance Way, and 180 feet west of Gaucho Drive within Winchester. CG/md/ma (For possible action) **04/17/18 PC**

Moved by: Kenneth Dayton

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

2. **ET-18-400040 (DR-0289-09)-2755 LAS VEGAS, LLC:**

DESIGN REVIEW SECOND EXTENSION OF TIME to commence the redesign of a loading dock structure and cover for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

WAIVER OF CONDITIONS of a use permit (UC-0698-07) requiring that the loading dock driveway on the exterior of the convention/parking facility shall be covered save and except for the ingress and egress portions of this driveway, if the covering of this driveway is approved by Clark County, and subject to then meeting applicable LEED (Leadership in Energy and Environmental Design) standards, this covering shall be covered with artificial turf as determined by the applicant. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

Moved by: Robert O. Mikes, Jr.

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

3. **ET-18-400042 (UC-0489-08)-2755 LAS VEGAS, LLC:**

USE PERMIT SECOND EXTENSION OF TIME to commence deviations to development standards.

DEVIATIONS for the following: **1)** permit a roof sign; **2)** reduce the height/setback ratio adjacent to an arterial street (Las Vegas Boulevard South); **3)** reduce the separation between free-standing signs and monument signs; **4)** increase wall sign projection; **5)** increase temporary sign area; and **6)** all other deviations per plans on file.

WAIVER OF DEVELOPMENT STANDARDS reduce the street setback along Las Vegas Boulevard South and Elvis Presley Boulevard for a temporary sign.

DESIGN REVIEWS for a sign package including the following: **1)** increase animated sign area; **2)** increase projecting sign area and height; **3)** increase the average letter height for wall signs; and **4)** temporary sign for a resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

Moved by: Robert O. Mikes, Jr.

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

4. **ET-18-400043 (UC-0932-06)-2755 LAS VEGAS, LLC:**

USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** a resort hotel/casino consisting of 2,929 hotel rooms; **2)** 959 resort condominium units; **3)** public areas including all casino areas, showrooms, live entertainment areas, shopping center areas, indoor and outdoor dining areas, entertainment areas, offices, meeting and convention areas, back-of-house areas, and parking structures; **4)** increase the height of the high-rise tower; **5)** kitchens within the rooms; **6)** associated accessory and incidental commercial uses, buildings, and structures; **7)** a construction office and office within the parking structure; and **8)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce the on-site parking requirements; **2)** reduce the number of loading spaces; **3)** permit tandem parking spaces; **4)** encroachment into airspace; and **5)** all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: **1)** a resort hotel/casino and resort condominium high-rise tower; **2)** water features; and **3)** all other accessory and incidental buildings and structures on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

Moved by: Robert O. Mikes, Jr.

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

5. **ET-18-400044 (UC-0233-07)-2755 LAS VEGAS, LLC:**

USE PERMIT SECOND EXTENSION OF TIME to commence the increase of the number of resort condominiums (with kitchens) in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

Moved by: Robert O. Mikes, Jr.

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

6. **ET-18-400045 (DR-0213-08)-2755 LAS VEGAS, LLC:**

DESIGN REVIEW SECOND EXTENSION OF TIME to commence the exterior elevation of the east wall of the convention/parking facility of a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

Moved by: Robert O. Mikes, Jr.

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

7. **ET-18-400046 (UC-0698-07)-2755 LAS VEGAS, LLC:**

USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** increased building height; and **2)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce the on-site parking requirements; and **2)** all other deviations as shown per plans on file.

DESIGN REVIEW for modifications to a previously approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

Moved by: Robert O. Mikes, Jr.

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

8. **ET-18-400047 (UC-1515-06)-2755 LAS VEGAS, LLC:**

USE PERMIT SECOND EXTENSION OF TIME to commence deviations to development standards.

DEVIATIONS for the following: **1)** permit alternative landscaping; and **2)** permit all other deviations shown per plans on file in conjunction with an approved resort hotel (The Drew Las Vegas) on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

Moved by: Robert O. Mikes, Jr.

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

9. **ET-18-400048 (UC-1242-06) - 2755 LAS VEGAS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to commence office buildings (modular buildings).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping requirements; and **2)** eliminate the required trash enclosure.
DESIGN REVIEW for 4 office buildings on 24.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Elvis Presley Boulevard within Winchester. CG/bk/ml (For possible action) **04/18/18 BCC**

Moved by: Robert O. Mikes, Jr.

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

10. **VS-18-0222-17TH GRIFFITH, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and Market Street, and between Sahara Avenue and Karen Avenue within Winchester (description on file). CG/tk/ja (For possible action) **05/01/18 PC**

Moved by: Kenneth Dayton

Action: Hold until next meeting. Applicant not present

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

11. **WC-18-400073 (UC-0669-17)-WYNN LAS VEGAS, LLC:**
WAIVER OF CONDITIONS of a use permit (UC-0669-17) to enter into a Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners in conjunction with a resort hotel on a 56.6 acre portion of 214.9 acres in a H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the north side of Sands Avenue within Winchester and Paradise. CG/jvm/ja (For possible action) **05/02/18 BCC**

Moved by: Kenneth Dayton

Action: Approved with staff conditions

Vote: 3-0

Voting Aye: Kenneth Dayton, Robert O. Mikes, Jr., and John Delibos

Voting Nay: None

- VII. Public Comment
None

- VIII. General Business
None
- IX. Next Meeting Date
The next regular meeting will be on Tuesday, April 24, 2018
- X. Adjournment
- XI. **The meeting was adjourned at 6:31 p.m.**